



RITE AID
843 Rostraver Road
Belle Vernon, PA 15012 (Pittsburgh MSA)

THE
Boulder
GROUP

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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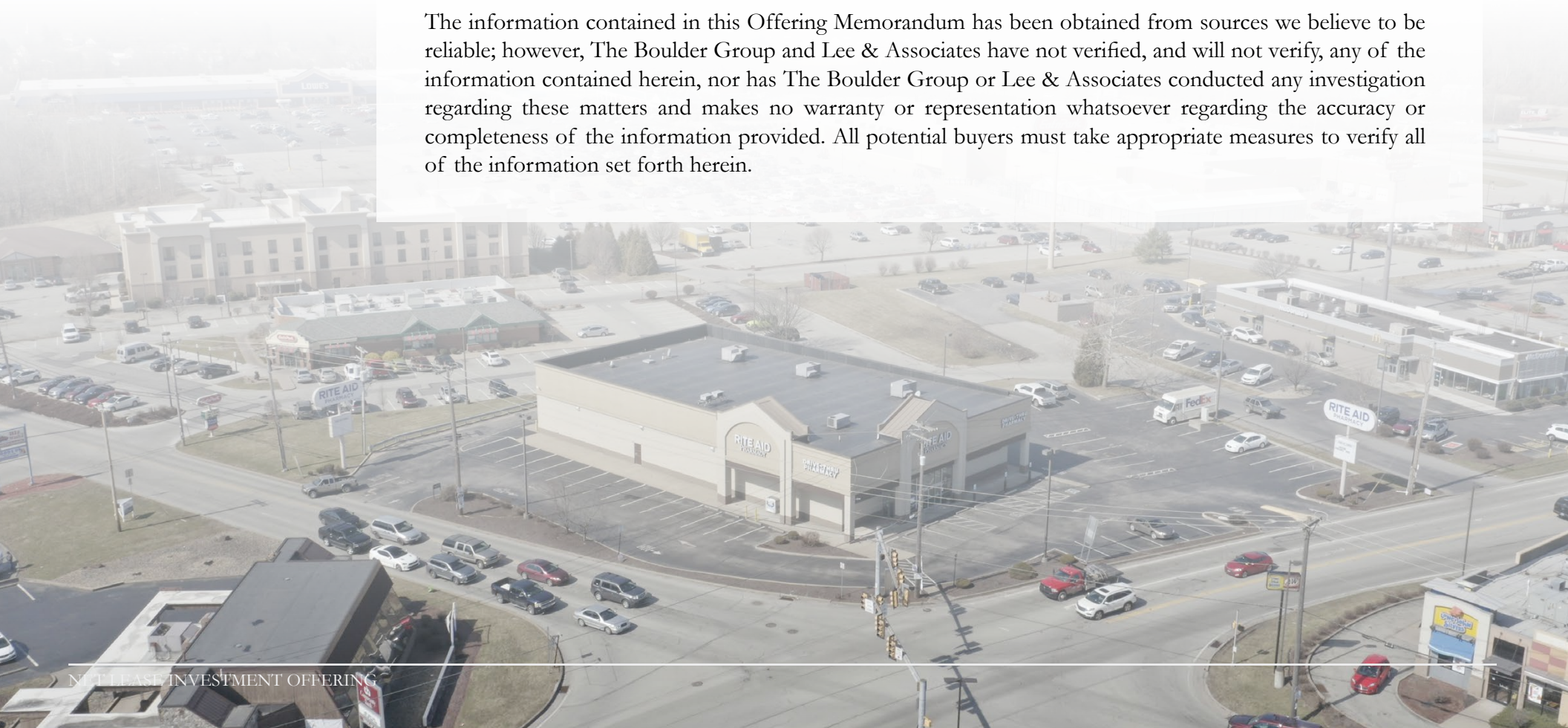


**DISCLAIMER
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and/or Lee & Associates and should not be made available to any other person or entity without the written consent of The Boulder Group and/or Lee & Associates.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group and Lee & Associates has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group and Lee & Associates have not verified, and will not verify, any of the information contained herein, nor has The Boulder Group or Lee & Associates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

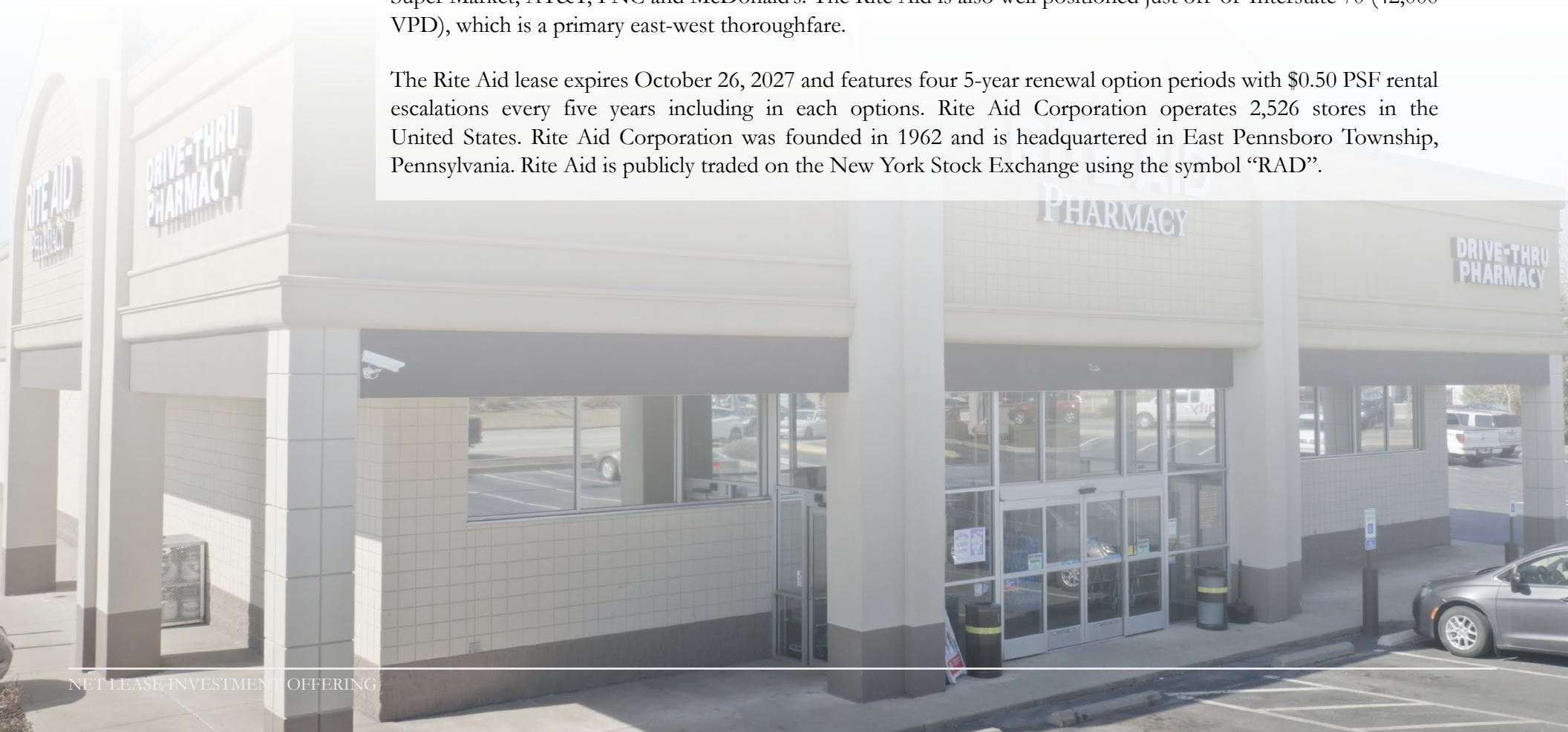


EXECUTIVE SUMMARY:

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Rite Aid property located within the Pittsburgh MSA in Belle Vernon, Pennsylvania. Rite Aid just signed a new year lease, demonstrating the tenant's commitment to the location. The lease is absolute triple net and features zero landlord responsibilities. There are four 5-year renewal option periods and rental escalations every five years and in each option period. The property also features a drive-thru pharmacy. Rite Aid has a long operating history at this location since 1998.

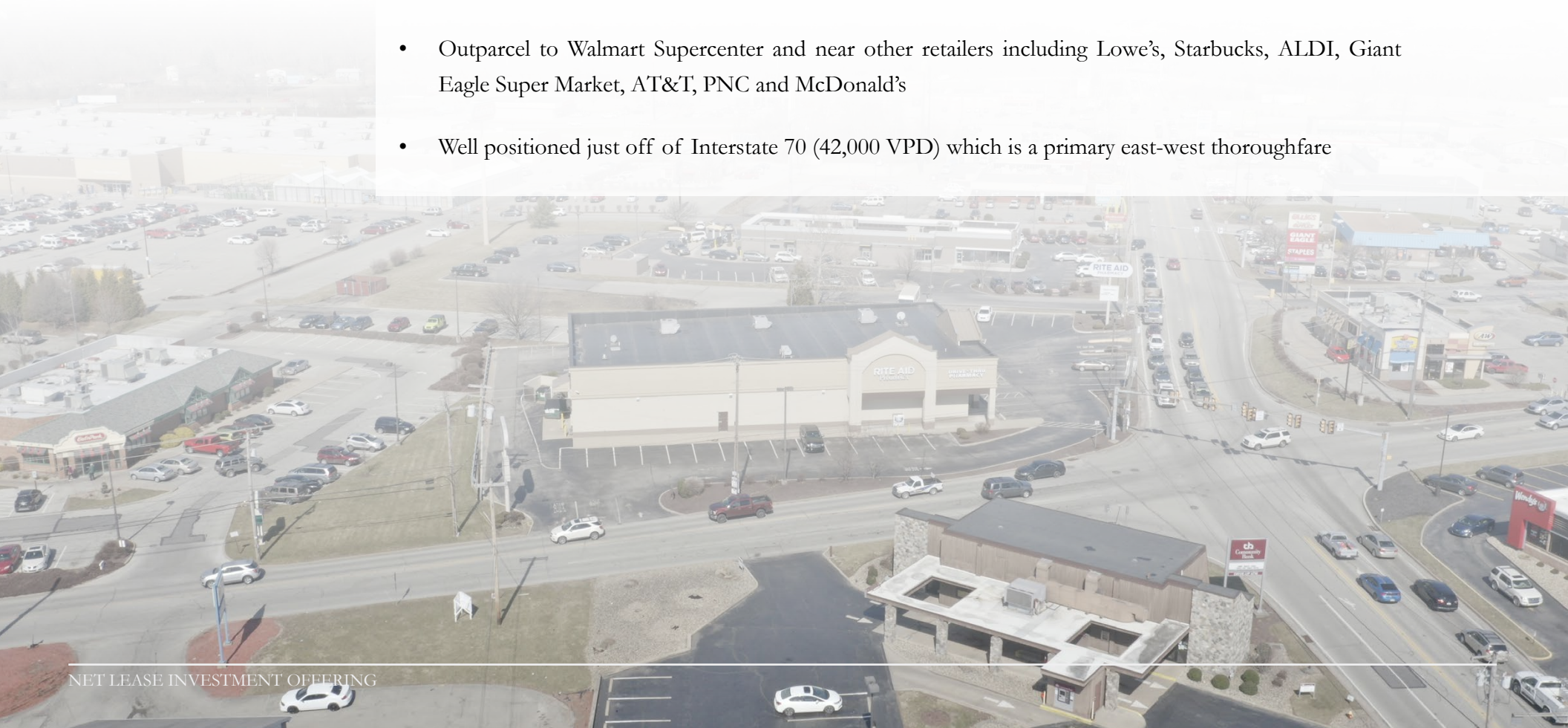
The 10,908 square foot Rite Aid benefits from its location at the corner of a signalized intersection. The property is outparcel to Walmart Supercenter and near other retailers including Lowe's, Starbucks, ALDI, Giant Eagle Super Market, AT&T, PNC and McDonald's. The Rite Aid is also well positioned just off of Interstate 70 (42,000 VPD), which is a primary east-west thoroughfare.

The Rite Aid lease expires October 26, 2027 and features four 5-year renewal option periods with \$0.50 PSF rental escalations every five years including in each options. Rite Aid Corporation operates 2,526 stores in the United States. Rite Aid Corporation was founded in 1962 and is headquartered in East Pennsboro Township, Pennsylvania. Rite Aid is publicly traded on the New York Stock Exchange using the symbol "RAD".



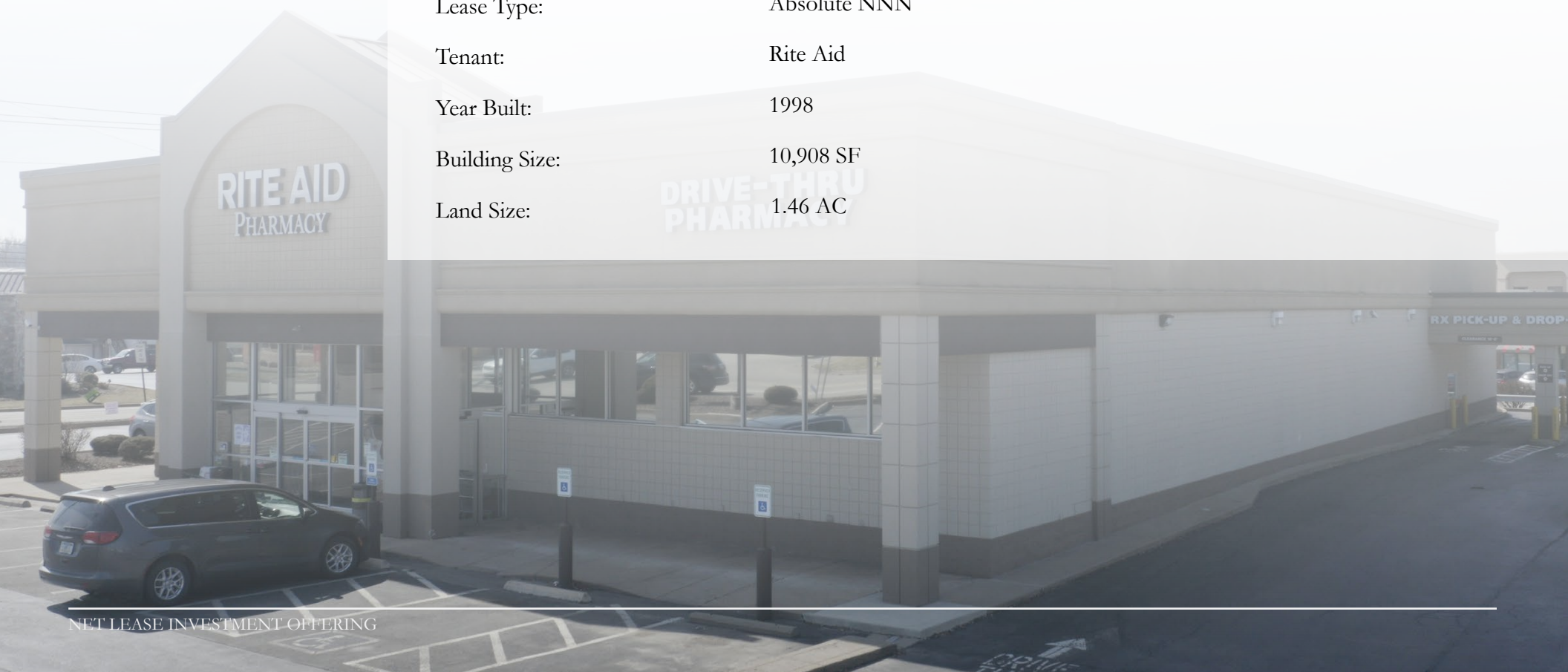
INVESTMENT HIGHLIGHTS:

- Located within the Pittsburgh MSA
- Rite Aid recently signed a new lease, demonstrating the tenant's commitment to the location
- Absolute NNN with zero landlord responsibilities
- Rental escalations every five years
- Located at the corner of a signalized intersection
- Outparcel to Walmart Supercenter and near other retailers including Lowe's, Starbucks, ALDI, Giant Eagle Super Market, AT&T, PNC and McDonald's
- Well positioned just off of Interstate 70 (42,000 VPD) which is a primary east-west thoroughfare



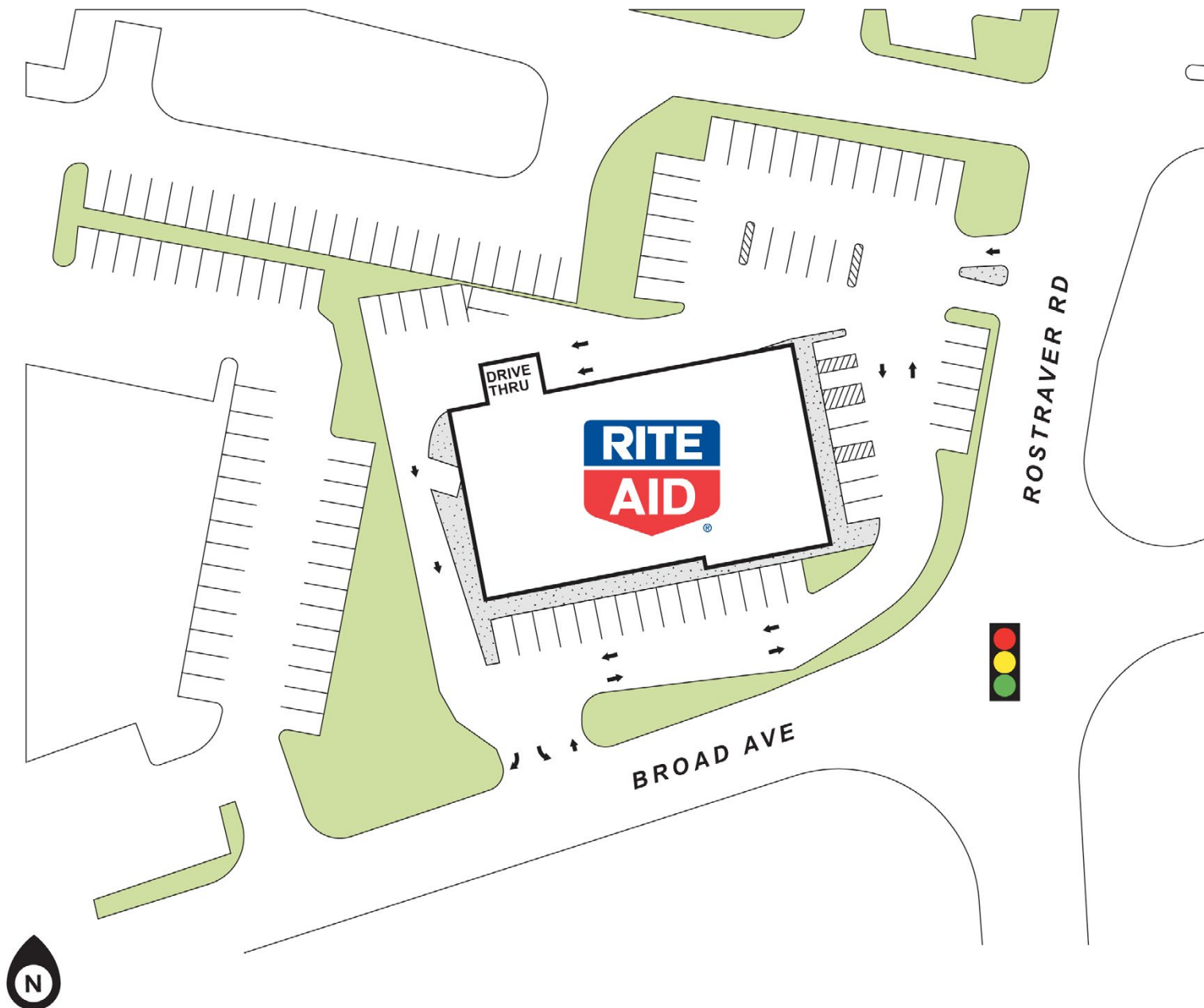
**PROPERTY
OVERVIEW:**

Price:	\$4,153,586
Cap Rate:	7.25%
Net Operating Income:	\$301,135
Lease Expiration Date:	October 26, 2027
Rental Escalations:	\$0.50 PSF every five years and each renewal option
Renewal Options:	Four 5-Year
Lease Type:	Absolute NNN
Tenant:	Rite Aid
Year Built:	1998
Building Size:	10,908 SF
Land Size:	1.46 AC











**DEMOGRAPHIC
REPORT:**

Population	1-Mile	3-Mile	5-Mile
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Total Population 2,931 22,736 44,958

Total Households 1,353 10,274 19,729

Income	1-Mile	3-Mile	5-Mile
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Average Household Income \$53,086 \$55,816 \$60,497



MARKET OVERVIEW:

Bella Vernon, Pennsylvania

Belle Vernon is a borough in Fayette County, Pennsylvania, United States. It is situated along the Monongahela River abutting two other counties, Westmoreland to the north and Washington across the river. “Belleverson”, as it was originally spelled, was laid out in 1813 by Noah Speer in northwestern Fayette County. French for “beautiful green”, this was the name chosen by both Noah Speer for his little community on the Monongahela River and later by his son Louis, who founded a town with nearly the same name just up the hill (North Belle Vernon, Pennsylvania). Directly across the river lies the borough of Speers, anchoring the far side of the landmark I-70 bridge as the east bridge abutments lie in adjacent Rostraver Township.



Pittsburgh MSA

The Greater Pittsburgh Region is a populous region in the United States, which is named for its largest city and economic center, Pittsburgh, Pennsylvania. There are several official and unofficial boundary definitions, which may be used to describe this region. In the most restrictive definition, the region encompasses Pittsburgh’s urban core county, Allegheny, and six nearby Pennsylvania counties.

Garrett Nelson and Alasdair Rae’s recent analysis of American commuter flows, “An Economic Geography of the United States: From Commutes to Megaregions”, identified the Pittsburgh megaregion as a region encompassing the entirety or significant portions of 54 counties in Western Pennsylvania, Eastern Ohio, Northern West Virginia, and Western Maryland. By this definition, the informal regional boundaries are similar to historical interpretations where the region is defined as the central portion of the Allegheny Plateau to the west and north of the Allegheny Front and south of Lake Erie and Pennsylvania’s Northern Tier. The hills and river valleys along the Upper Ohio River and its many eastern tributaries, including the Allegheny and Monongahela rivers have historically been the major centers of population of the region.

TENANT OVERVIEW:

Rite Aid

Rite Aid Corporation, through its subsidiaries, operates a chain of retail drugstores in the United States. The company sells prescription drugs and a range of other merchandise, including over-the-counter medications, health and beauty aids, personal care items, cosmetics, household items, food and beverages, greeting cards, seasonal merchandise, and other every day and convenience products. It also offers health coaching, shared decision making tools, and health care analytics, including health coaching for medical decisions, chronic conditions, and wellness; population analytic solutions; and consulting services. The company offers its products to customers covered by third party payers, such as insurance companies, prescription benefit management companies, government agencies, private employers, and other managed care providers. It has a strategic alliance with GNC.

Rite Aid Corporation operates 2,526 stores in the United States. Rite Aid Corporation was founded in 1962 and is headquartered in East Pennsboro Township, Pennsylvania. Rite Aid is publicly traded on the New York Stock Exchange using the symbol “RAD”.

Website:

www.riteaid.com

Founded:

1962

Number of Locations:

2,526

Stock Symbol:

RAD (NYSE)

Headquarters:

East Pennsboro Township,
Pennsylvania





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